

STOCK PARISH COUNCIL

Clerk – Lorraine Green

23 Glebe View, West Mersea, Colchester, Essex, CO5 8GH.

Tel. No. 07757 114952

Website: www.stock.org.uk/council

MINUTES OF THE PLANNING MEETING HELD ON MONDAY 1ST SEPTEMBER 2014 AT STOCK VILLAGE HALL, COMMON ROAD, STOCK AT 7.30PM.

Present: Cllrs, Millernas, Johnson, Woodward, Lee, Fenwick, Cooper and Cansdale
In The Chair: Cllr. Fairman
Minute Secretary: Clerk
Also Present: 7 Members of the Public

		ACTION
1.	DEMOCRATIC TIME. A parishioner objected to the planning application on Gingjoy, Mill Road. They stated that although the plans had been revised, there appeared to be little change from the original application. In their opinion the design of the proposed house is contrary to the Stock VDS.	
2.	APOLOGIES FOR ABSENCE. Cllr. Rilstone and Chelmsford City Cllr. Ian Grundy sent his apologies.	
3.	MINUTES OF MEETING HELD ON 14TH JULY 2014. The Minutes of the Meeting, having been previously circulated, were then duly signed as a true record of events. All agreed.	
4.	DECLARING ANY PERSONAL OR PREJUDICIAL INTERESTS. Nothing declared.	
5.	PLANNING MATTERS. Application No. 14/01011/FUL. Construction of cow barn (no. 1) Location: Field at Greenacre Lane, Stock. Applicant: Mr G. Sharp Parishioners strongly objected to the access for vehicles down the bridleway. The Parish Council had no comments to make. Application No. 14/01011/FUL. Construction of cow barn (no. 2) Location: Field at Greenacre Lane, Stock. Applicant: Mr G. Sharp Parishioners strongly objected to the access for vehicles down the bridleway. The Parish Council had no comments to make. Application No. 14/01011/FUL. Construction of cow barn (no. 3) Location: Field at Greenacre Lane, Stock. Applicant: Mr G. Sharp Parishioners strongly objected to the access for vehicles down the bridleway. The Parish Council had no comments to make. Application No. 14/01011/FUL. Construction of hay barn Location: Field at Greenacre Lane, Stock. Applicant: Mr G. Sharp Parishioners strongly objected to the access for vehicles down the bridleway. The Parish Council had no comments to make.	CLERK CLERK CLERK CLERK

<p>Application No. 14/01317/FUL. Two no. two storey side/front extensions, garage conversion with first floor extension above, front porch and internal and external alterations. Location: Hunters Moon, Whites Hill, Stock. Applicant: Mr Paul Hedges. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/0231/COUPA. Determination as to whether the prior approval of the Local Planning Authority will be required for the conversion of an agricultural barn to 3 residential dwellings. Location: Hippodrome Farm, Goatsmoor Lane, Stock. Applicant: Mrs Wendy Tiffin. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/01356/FUL. Residential development of 7 dwellings with associated car parking, access and communal bin store. Location: Garage Block, Brookmans Road, Stock. Applicant: Stonebond Properties Ltd. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/01298/FUL. Replacement of the existing conservatory with a rear orangery, along with a new first floor side window. Location: 21 Mill Road, Stock. Applicant: Mr A. Raeburn. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/01180/FUL. Demolition of existing dwelling, shed and stables, and erection of new dwelling. Location: Byways, Smallgains Lane, Stock. Applicant: Mr Phil Sims. The Parish Council commented that they are concerned about the scale of the property and the potential impact on the openness of the Green Belt in this location.</p>	<p>CLERK</p>
<p>Application No. 14/01306/FUL. Variation of condition 4 of permission ref: 08/01029/FUL (Replacement outbuilding and rear conservatory) to allow the outbuilding to be used as habitable accommodation. Location: 1 Little Farm Cottages, Buttsbury, Stock. Applicant: Mrs Laura Betts. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/01265/FUL. Widening of existing crossover. Location: 144 Mill Road, Stock. Applicant: Mr Bill Wright, Silverswan Homes. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/01223/REM. Reserved matters application pursuant to outline permission reference 14/00447/OUT for scale, layout, appearance and landscaping details. Location: 144 Mill Road, Stock. Applicant: Mr Bill Wright, Silverswan Homes. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/01330/FUL. Detached single garage & rear extension to kitchen area with new pitched roof over. Existing dwelling part rendered & part painted brickwork, proposal to be insulated on outside with render finish Location: South View, Stock Road, Stock. Applicant: Mr & Mrs G. Watson. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/01187/FUL. Demolish existing conservatory and construct a single storey extension. Location: 24 Back Lane, Stock. Applicant: Miss Fordham The Parish Council had no comments to make.</p>	<p>CLERK</p>

<p>Application No. 14/01209/FUL. Proposed front and rear single & two storey extensions with rear dormer windows. Location: 34 Well Lane, Stock. Applicant: Mr & Mrs P. Cameron. The Parish Council had no comments to make.</p> <p>Application No. 14/01207/FUL. Demolition of existing house & outbuilding and construction of replacement dwelling with garage & indoor swimming pool. New 1.8m high boundary fence. Location: Gingjoy, 140 Mill Road, Stock. Applicant: Mr T. Dolan. Stock Parish Council objected to this application which they believe is contrary to national, local and village planning policy.</p> <p>National Policy</p> <p>NPPF paragraph 61 of the NPPF states "... planning policy and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.". Furthermore paragraph 64 states "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."</p> <p>The Parish Council's view is that the proposed house would not integrate well into the built environment and would not improve the character and quality of the village.</p> <p>CCC Policy</p> <p>Policy CP21 of the Core Strategy and Development Control Policies states "The Council will require all new buildings to be well designed, to be fit for purpose, appropriate for the site and its setting..."</p> <p>The Parish Council do not believe that the proposed house, given its scale, bulk, height and massing would be appropriate for the site and its setting.</p> <p>Village Design Statement</p> <p>Paragraph 3.6 of the VDS "Residential Buildings" states that "Any development should be sympathetic in scale, design and materials to existing nearby properties".</p> <p>The proposed building would not be sympathetic in scale to any existing nearby properties on Mill Road, neither is the "Neo-Georgian" design appropriate to its setting. The Council are concerned that if this application is approved it would set a precedent for the development of other significant buildings in Mill Road which would have a detrimental effect on the character of the village. We are worried that Mill Road could potentially become similar to Norseay Road in Billericay, which now has an "urban" character given the number of large buildings which dominate this road.</p> <p>We are aware that a large number of neighbours have objected to this application and a number have attended Parish Council meetings to express their concern.</p> <p>Results</p> <p>Application No. 12/01417/AOD/1. Condition 4 - Samples of materials: Condition 5 - Detailed drawings: Condition 8 - Sustainable homes (b): Condition 9: Boundary treatment: Condition 14 - Arboricultural statement Location: Site At 97 To 99 Mill Road, Stock. Applicant: Mr G. Baker. Conditions Discharged</p> <p>Application No. 14/00093/AOD/2. Condition 9(b) - Sustainable Homes Location: Land At 10 Common Road, Stock. Applicant: E And M Design Partnership. Conditions Discharged</p> <p>Application No. 14/00956/FUL. Replacement dwelling. Location: Honeysuckle Cottage, Downham Road Stock. Applicant: Mr J. Harris. Approved.</p>	<p>CLERK</p> <p>CLERK</p>
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<p>Application No. 14/00929/FUL. Single storey side and rear extensions. New front dormer window. Location: 52 Back Lane, Stock. Applicant: Mrs Janet Walter. Approved.</p> <p>Application No. 14/01052/LBC. Proposed internal alterations to ground floor of existing dwelling. 2 no replacement conservation casement style windows in existing window openings to existing single storey rear extension. New cast iron extract grille for repositioned boiler to west elevation. Location: Copt Hall, 2 High Street, Stock. Applicant: Miranda Seaman Approved.</p> <p>Application No. 14/00862/FUL. Installation of container. Location: Brock Farm, Ingatestone Road, Stock. Applicant: Mr E. Napp. Refused.</p>	
<p><u>Applications for Works to be carried out on trees in Conservation Area and trees that have Tree Preservation Orders.</u></p>	
<p>Application No. 14/05200/TPO. Oaks x 9 (T2 - T10, T1 to T9 on site plan) - western and northern boundaries - crown lift to 4.5m, removing sub laterals, and laterals under 40mm in diameter, cutting to branch collar; Beech (T1, T10 on site plan) - northern boundary - achieve clearance between new dwelling and canopy of 2.5-3m, cutting to suitable growing points; Oak x 3(T2 - T4, T7, T8 and T9 on site plan) - north / north western boundaries - achieve clearance between new dwelling and canopy of 2.5-3m, cutting to suitable growing points. Location: White Walls, 144 Mill Road, Stock. Applicant: Mr Bill Wright, Silverswan Homes. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/05595/CAT. T1 – Scots Pine – adjacent rear elevation – fell to ground level. Location: Copt Hall, 2 High Street, Stock. Applicant: Mrs Seaman The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/05593/CAT. T1 - Eucalyptus - western boundary - Pollard to previous points. T2 - Poplar - western boundary - Reduce crown by 3 metres. T3 - Copper Beech - south east side of property - Cut back lower limb 1.5 metres from property. T4/G1 - Acacia, mixed shrubs and trees - to the front of the property - brace forks on Acacia, light cut back of all annual growth. Yew tree - south of T2 - reduce overhang to neighbouring property Location: Mornington House, 1 High Trees, Stock. Applicant: Mr Richard Allan The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/05189/TPO. Oak (W1) (Sub-dominant) - southern boundary with land to rear of 35 Myln Meadow - crown lift to 3.5m, removing sub-laterals, cutting to branch collar; remove deadwood over 25mm in diameter Location: Millside, 35 Myln Meadow, Stock. Applicant: Mr C. Weaver. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/05612/CAT. Oak - north east of dwelling - reduce to previous pruning points; Lime - east of dwelling - fell to ground level and remove stump; Pine - north of dwelling (cavity at ground level) - fell to ground level and remove stump. Location: Charnwood House, 4 High Street, Stock. Applicant: Mrs Elgar. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/05215/TPO. Oak (T1) - eastern boundary with The Lindens - reduce lateral spread south by 2 - 2.5m, cutting to suitable growing points. Location: 19 Well Lane, Stock. Applicant: Mr C. Fewell. The Parish Council had no comments to make.</p>	<p>CLERK</p>

<p>Application No. 14/05611/CAT. Specific trees referred to are as per Arboricultural Report attached, dated October 2013. There has been a general lack of maintenance to the trees by the previous owners of the property, and we have consequently recognised the need to obtain further expert advice. A further site survey was therefore conducted by Simon Basson of Basson's Arboriculture in August 2014 and his recommendations are as follows. T4 Holly - raise crown to 5m and remove ivy and dead wood. T6 Cedar - raise crown to 5m and remove dead wood. T7 Hornbeam - raise crown to 4m and remove dead wood. T11 Birch - this tree is on the boundary line and requires the removal of the lower right hand limb to improve the balance of the tree and relieve the stress/weight on the tree. T8 Robinea - remove the lowest limb, dead wood and ivy. T5 Walnut - reduce lowest 2 limbs overhanging towards single garage by 4m to relieve weight. Reduce lowest limb overhanging drive circle by 2m to relieve weight, and remove all dead wood. T15 Birch - remove this tree as it has been planted in too close proximity to Sycamore tree T14 and is growing through the crown of that tree. T14 Sycamore - raise crown to 4m including removing lowest limb and dead wood. Hazel (not on site report, but situated close to T16 on site plan) - overall crown reduction by 1.5m and removal of dead wood. T20 Horse Chestnut - raise crown to 3.5m and remove dead wood. T24 Contorted Willow - thin crown by 20% to reduce weight and prolong life, raise crown to 3m and remove dead wood. This is necessary due to visual evidence of stress due to excess weight on trunk.</p> <p>Location: 3 Back Lane, Stock. Applicant: Mrs Julia Warrior. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/05614/CAT. Oak -southern boundary - cut back branches overhanging pathway to south side of fence of the public house by two metres.</p> <p>Location: The Bakers Arms, Common Road, Stock. Applicant: Mr Martin Cahill, Stock and Buttsbury Bowling Club. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/05214/TPO. Oak (T2) - boundary with The Lindens - crown reduce by 2-2.5m, cutting to suitable growing points. Oak (T3) - boundary with The Lindens - reduce lateral spread by 2-2.5m, cutting to suitable growing points.</p> <p>Location: 19 Well Lane, Stock. Applicant: Mr C. Fewell. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/05617/CAT. Acer x 1 - Front boundary closest to house - Crown reduce by 3-4m maximum. Acer x 2 & Oak x 1 - Front boundary of property - Crown reduce by 2-3m maximum. All cuts to suitable growing points and shape over to leave natural profile</p> <p>Location: Hope Farm, 36 Mill Road, Stock. Applicant: Mr Condron. The Parish Council had no comments to make.</p>	<p>CLERK</p>
<p>Application No. 14/05576/CAT. Prunus – front garden no 9 – crown reduction by 1m max cutting to suitable growing points; lightly crown thin – shape over to leave natural profile.</p> <p>Location: 9 Austen Drive, Stock. Applicant: Mrs Russell. Approved.</p>	
<p>Application No. 14/05147/TPO. Oak x 1 (T27) - front boundary with Mill View - crown reduce by 2m, cutting to suitable growing points; remove dead wood over 25mm in diameter; Oak x 1 (T20) - rear garden with Mill View - crown reduce by 2-2.5m, cutting to suitable growing points; remove dead wood over 25mm in diameter.</p> <p>Location: The Oaks, Common Road, Stock. Applicant: Mrs Stovin. Approved.</p>	
<p>Application No. 14/05574/CAT. Magnolia tree – rear garden 1 Stock Lodge – crown reduction by 0.5 – 1m maximum to re-balance the canopy; Lightly crown thin remaining canopy to increase light to gardens.</p> <p>Location: 1 Stock Lodge, 60 High Street, Stock. Applicant: Miss Suzanne Downes. Approved.</p>	

	<p>Application No. 14/05581/CAT. Silver Birch – rear garden south boundary – light crown reduction by 0.5 – 0.75m cutting to suitable growing points. Remove lowest limb over hanging fence and path to Stock Bowls Club back to branch. Location: 3 High Street, Stock. Applicant: Mrs Gurnett. Approved.</p> <p><u>Planning Appeals and Decisions.</u></p> <p>Nothing to report.</p> <p><u>Tree Preservation Orders.</u></p> <p>Provisional TPO/2014/015 – Byways, Smallgains Lane - G1 – Oak x 6 – frontage of Byways, Smallgains Lane</p> <p><u>Planning Correspondence.</u></p> <p>Benjamin Firth, Planning Enforcement Officer, at CCC had advised that following a discussion with the owners of Greenwoods Hotel Spa & Retreat, a planning application has now been received for a temporary marquee.</p> <p><u>Urgent Planning Matters Not On The Agenda.</u></p> <p>Cllr. Grundy had asked the Clerk to raise the matter about the branches overhanging the equipment in the play area on the Common and cutting the adjoining hedge. Clerk to write to Mr Lewis and ask him to cut the hedge and branches.</p> <p>Stock & Buttsbury Heritage Society had written regarding the storage of Stock Parish Council papers in the new Heritage Centre. Space has been reserved for two filing cabinets. After reviewing charges of some local storage companies the Society feels a charge of £500.00 per annum would be fair. The Parish Council felt that this was an outrageous charge. It was originally agreed between John Dixon, the former Chairman, and Jenny Berkley that the Parish Council will give a donation of £100.00. Clerk to contact Geoff Tully to enquire whether there was any storage space at the Village Hall and the cost. Clerk to then speak to Mr Le Boutillier, Treasurer for Stock & Buttsbury Heritage Society and advise Parish Council were happy to make a donation of £200.00 but t they would seriously not be considering £500.00.</p> <p>The Conservation Volunteers are available to meet on Wednesday 10th September after 10am to look at the pond and see what they can do regarding the blockage. Cllr. Johnson to meet volunteers. Clerk to ask them to contact Cllr. Johnson.</p> <p>The Order for yellow lines became operational today.</p> <p>Cllr. Millernas reported that the pavement on the corner of Dakyn Drive and Back Lane had recently been dug up to find what was causing a problem. It has not been finished with tarmac or paving slabs and is very dangerous for children. Clerk to contact Chelmer Housing Partnership to find out when it will be completed.</p> <p>The Clerk had been advised by CCC that they would not empty a dog bin if it was put on the bridleway where it meets Goatsmoor Lane. This was due to lack of manpower as CCC cannot empty the amount of bins they have already. Clerk to talk to CCC. Cllr. Grundy as the Parish Council felt this was most unacceptable and they want a bin erected at this location and collected.</p>	<p>CLERK</p> <p>CLERK</p> <p>SJ/CLERK</p> <p>CLERK</p> <p>CLERK</p>
7.	<p>DATE OF NEXT MEETING.</p> <p>The next meetings of the Parish Council will be on Monday 29th September 2014 and Monday 20th October 2014 both will be held in Stock Village Hall at 7.30pm.. There will be no planning meeting held in October. Cllr. Rilstone, Woodward and Cooper sent their apologies for the meeting on 29th September.</p>	

The Chairman thanked everyone for coming; the meeting closed at 21.45pm.

Signed (CHAIRMAN).....DATE.....